

PHASING AND IMPLEMENTATION PLAN

PHASING PLAN

The phasing plan presented herein was developed to assist in planning for development of the Westside Master Plan area. Full build-out for the property should occur over the next 16 to 20 years. This translates to a dwelling unit absorption rate of 240 – 300 dwelling units per year. Development is generally expected to occur from the southwest to the northeast in three primary phases.

- Phase I: 2005 – 2010 (Potentially developed as five incremental phases)
- Phase II: 2010 – 2015 (Potentially developed as two incremental phases)
- Phase III: 2015 – 2025 (Potentially developed as two incremental phases)

These phases are shown in Figure 7.1 and described in this section.

Development of any kind on the property will depend on major infrastructure being in place including:

- Development and completion of Paseo del Norte through the area.
- The establishment of major water and sewer facilities.
- The development of drainage facilities.

Infrastructure development, phasing, and costs are examined in more detail in Section 8.

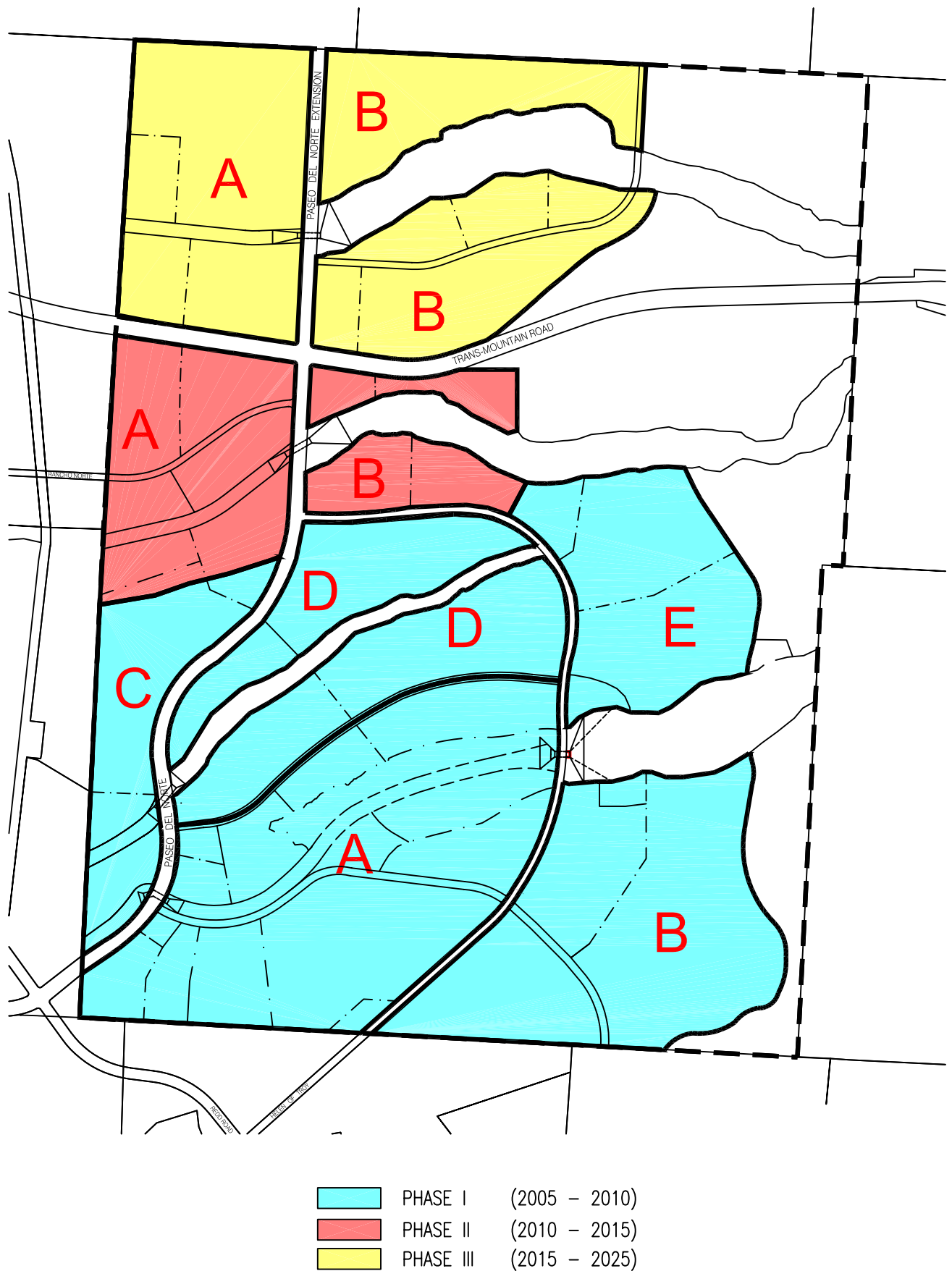
Phase I (2005 – 2010)

Phase I covers approximately 807.6 acres and includes three types of single family residential land use (151.5 acres of LD, 252.4 acres of MHD, and 196.3 acres of MD), 24.0 acres of commercial development, 21.5 acres of apartment and office development, one elementary school and one middle school, a fire station and seven parks.

The initial portions of Paseo del Norte and Helen of Troy roads, and the Artcraft 2, 3, and 4 water storage and pumping facilities will need to be complete to facilitate full development of Phase I.

Phase II (2010 – 2015)

Phase II consists of approximately 168.2 acres including 52.3 acres of commercial development, mostly located near the Paseo del Norte/Transmountain intersection; 55.0 acres of office and apartments, also located near this major intersection, 26.6 acres of MHD residential development on the eastern portions of the Phase II area and two parks.

**FIGURE 7.1****PROPOSED PHASING PLAN**

In addition to Phase I major infrastructure, Paso del Norte to Transmountain Road and Helen of Troy Road will have to be completed to allow full development of Phase II. Water transmission lines from the facilities constructed in Phase I will have to be extended into the Phase II area.

Phase III (2015 – 2025)

Phase III consists of the 310.8 acres of land located north of Transmountain Road. Phase III includes 203.5 acres of residential development and 43.7 acres of commercial development, primarily near the intersection of Transmountain Road and Paseo del Norte. Additionally, this phase adds three more parks and a second elementary school.

OPEN SPACE AND ARROYOS

The open space and natural arroyos east of the shaded phasing areas will be retained in public ownership to insure the preservation of these areas and to facilitate the integration of natural hike/bike trails and access locations into the state park. It is anticipated that the EPWU will retain ownership of all of the open space, and that the natural arroyos will be transferred to city ownership. These areas are shown on Figure 7.2.

ISSUES AFFECTING PHASING/IMPLEMENTATION

The most significant issues affecting implementation of this phasing plan revolve around four primary issues:

- Construction of Paseo del Norte
- Construction of water Booster Pump Stations in respective pressure zones
- Construction of drainage facilities to coincide with development
- Transfer of Land for specific uses

Each of these is discussed in more detail as follows:

Construction of Paseo del Norte

The extension of Paseo del Norte serves as the major arterial access into this entire development area. It is essential that its completion (at least to the intersection of Trans-Mountain Road) be expedited in the early phases of development. While it is possible for Phase IA and Phase IB to be developed prior to the completion of Paseo del Norte, it is recommended that the completion of this roadway be given the highest priority. From this standpoint alone, it may be most desirable for one developer to have control over all of the area indicated by Phase I and Phase II. This would best allow for coordination and implementation of this roadway with TX DOT, as this major arterial will be largely driven by their schedule and funding.

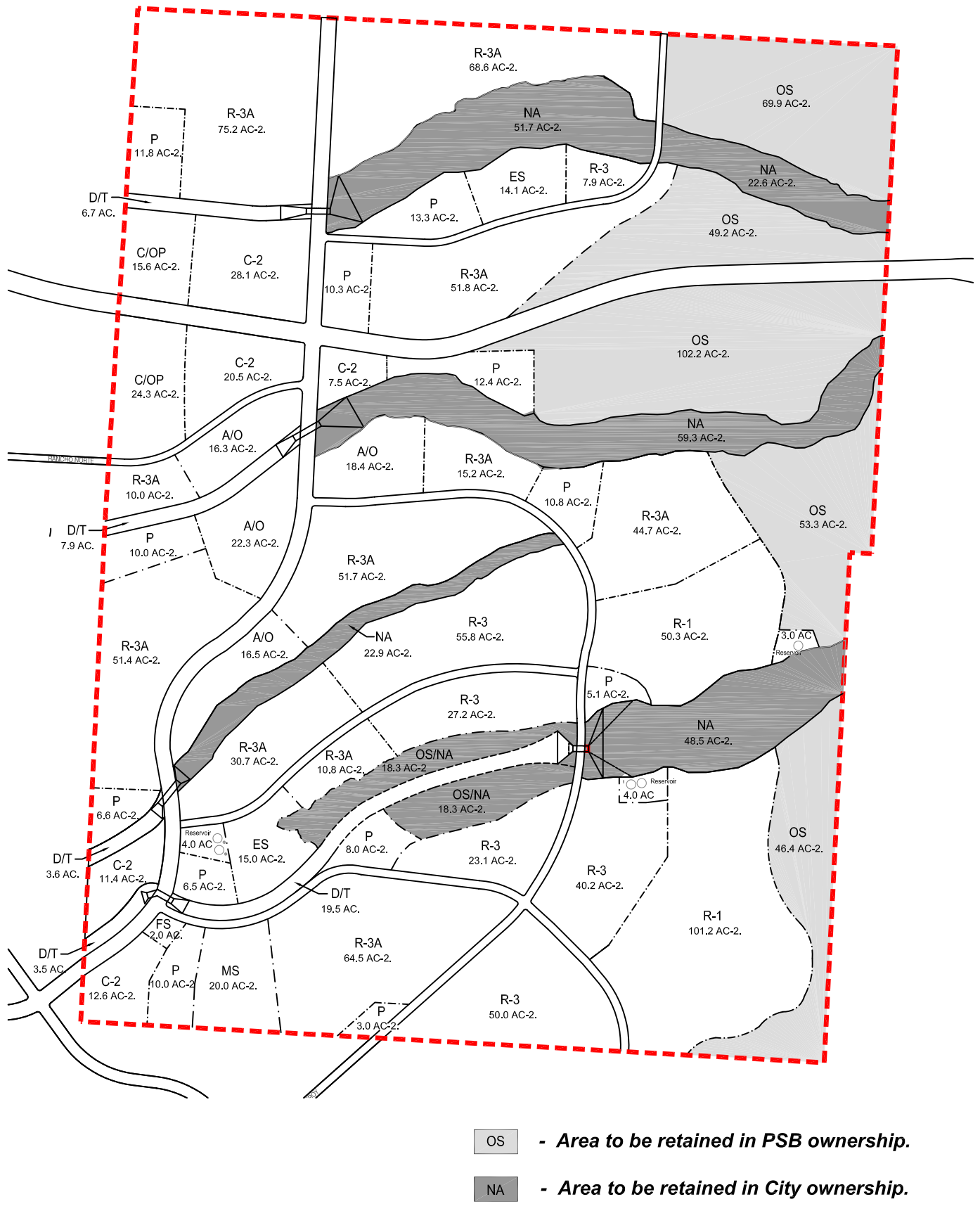


FIGURE 7.2

RETAINED LAND



Completion of this roadway also sets in place major drainage structures that will provide the transition between natural arroyos upstream and the development of hybrid channels downstream.

Construction of Water Booster Pump Stations, Reservoirs & Transmission Mains

Much of the area east of Paseo del Norte is not currently serviced by the PSB because of its elevation in relation to existing water service booster pump stations. Three new booster pump stations and reservoirs will be required to serve all of the area represented by this Master Plan. However, the EPWU has already scheduled implementation of these facilities in their CIP program and will bring adequate facilities on line as individual phases are sold and released for development.

Construction of Drainage Facilities

The phasing plan indicated is also largely influenced by existing and planned drainage facilities that will be required as development occurs in this area. To minimize coordination issues between adjacent developers, and to facilitate development of drainage channels, roadways, and hike/bike trail systems, the phasing plan generally corresponds with existing drainage basins and flow paths within the proposed development. Issues of responsibility, cost-sharing, and timing of required facilities in each of these phasing areas can be minimized by paralleling development with existing drainage basins. The phasing plan indicated also provides for the development to start downstream and move upstream to insure that adequate drainage facilities are in place to convey storm water to downstream properties.

Transfer of Land for Specific Uses

One of the primary reasons for the EPWU developing this Master Plan prior to the sale of land to the development community is to insure that adequate coordination and attention is given to providing for public uses within the developed areas. A great deal of emphasis has been placed on providing adequate park space, preserving natural arroyos, implementing coordinated hike/bike trail systems, developing school sites, integrating development to provide access to the State Park, planning major roadways and infrastructure requirements, and addressing numerous other public issues which development impacts. Through numerous discussions with City staff, EPWU staff, and other public agencies, the following major recommendations are made concerning how best to preserve and implement the Master Plan that is being developed for this property by the EPWU:

- **Open Space as indicated by this Master Plan will be retained in PSB ownership and will not be transferred or sold to the development community.**

This will not only protect against further development pressures for these areas, but will also allow for continued coordination to occur with the

development of pocket parks and access controls onto the State Park. By “setting aside” these areas as open-space, the Master Plan has strategically located those areas that are most important to be preserved.

- **Natural Arroyos as indicated by this Master Plan will be transferred to the City of El Paso and will not be transferred or sold to the development community.**

Again, this will protect against further development pressures for these arroyos, and will also allow for coordination and implementation for hike/bike trails along these arroyos that will connect to the State Park and transition to developed neighborhoods below. While controlled discharges into these natural arroyos and the installation of major trunk sewer lines will need to be coordinated with adjacent developers, land ownership by the City will best insure approval and design of these improvements to protect these arroyos. Access, maintenance, and flood plain administration of these areas will also best be addressed with this land in City ownership.

- **School Sites/Fire Station Sites/Developed Park Sites and other Public Need Requirements.**

Because these particular uses generally involve adjacent infrastructure needs, these land areas will initially be sold by the EPWU as part of the development offer. Once the land is transferred to a developer, restrictive covenants as part of this agreement will require that sufficient land is subsequently dedicated for park/pond sites, fire stations, schools, roadways, and other public need requirements. Developers will be required to install public infrastructure adjacent to these sites and conform to the intent of the Master Plan currently being prepared. This will also place the coordination and participation by developers with TX DOT concerning the construction of Paseo del Norte. One alternative to this general plan concerns schools sites. The EPWU may consider retaining land designated for school sites, participate with developers to install adjacent infrastructure when development occurs, and then subsequently sell this property to CISD at the time it is needed for schools.

The *Responsibility Matrix*, Table 7-1, found on the next page further delineates the intent of the Master Plan in regard to responsibilities envisioned for implementation of public and common facilities, transfer of land, and maintenance of facilities and land associated with this property. The inclusion of this table is intended to serve as a planning guide for implementation and coordination of numerous entities that will be involved with this site. While these responsibilities will constantly be refined and modified to fit future needs, it is hoped to establish the framework for future discussions, negotiations, and expectations of the entities involved.